

Applicant's Submission

April 21, 2020

RE: Land Use Redesignation – 6527 36 AV NW – “BOW 17”
FROM: Multi Residential - Contextual Grade-Oriented (M-CGd47) District
TO: Multi Residential - Contextual Grade-Oriented (M-CG) District (no density modifier)

The subject site, known as Bow 17, is a 0.37 hectare land assembly situated midblock on 36 AV NW between 64 ST NW and 67 ST NW in the community of Bowness. Bow 17 is set within a low-to-medium density residential development context, and within a block of the Bowness Road NW Main Street Study Area. A land use redesignation is being proposed to support an increase in density within four rental rowhouse style buildings providing additional housing options and contributing to the renewal and vitality of the Bowness community.

This site received previous Development Permit (DP2016-5199) and Building Permit approval in 2017 and 2019 respectively, to build a 17-unit multi-family residential development. As a result of a changing market, we are exploring a different product offering by including units similar to secondary suites. The change results in an increase in the total number of units to 34. The project began construction in October 2019 and has been halted to pursue this Land Use application process.

The site is currently designated Multi-Residential - Contextual Grade Oriented (M-CG) with a density modifier of 47 units per hectare, allowing a maximum of 17 units. Amending the land use to remove the density modifier allows for an increase in units within the same building envelope (as previously approved). A concurrent Development Permit application will be submitted shortly following this Land Use application to provide The City and stakeholders with certainty of the development intent.

The Bowness Area Redevelopment Plan (ARP, 2019) designates the subject site as Residential: Low and Medium Multi-Dwelling which supports the proposal ask. The application is also being considered with higher order growth policies for development direction, such as the MDP and DAG which encourage the growth of Complete Communities where Calgarians can live, work, dine, and shop – directing intensification to communities like Bowness. The site is within a short walk to open spaces, schools, shops, the Bowness Road NW Main Street, and other community amenities. The site is also served by the Primary Transit Network, local bus routes, cycling infrastructure and connections to regional pathways.

As part of our application, the project team is undertaking an appropriately-scaled and best practice stakeholder outreach. This process commences upon submission of LOC and will provide opportunities for stakeholders to learn about the vision and to share their comments and questions. The Application Brief submitted with this LOC application outlines planned outreach activities and will be updated with a What We Heard Report at the conclusion of the formal outreach period that summarizes the outreach process, logs feedback, and responds to common feedback themes from stakeholders.